

September 24, 2003

GLL Mortgage
c/o C. Ladd Freeman, Jr.
Freeman Commercial Real Estate
175 Kimel Park Drive
Winston-Salem, NC 27103

RE: ZONING TEXT AMENDMENT UDO-104

Dear Mr. Freeman:

The attached report of the Planning Board to the Forsyth County Board of Commissioners and City of Winston-Salem City Council is sent to you at the request of the Commissioners and Council Members.

When the text amendment is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners and Renee Rice, City Secretary, of the date on which the Commissioners and City Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Renee Rice, City Secretary

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Request for Public Hearing on Zoning Text Amendment proposed by GLL Mortgage, Inc. to amend the parking requirements for Non-Deposit Banking and Financial Institutions. (UDO-104).
- B. Ordinance amending the Forsyth County Zoning Ordinance.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: September 24, 2003
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment of GLL Mortgage, Inc.

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by GLL Mortgage, Inc. to amend the parking requirements for Non-Deposit Banking and Financial Institutions. (UDO-104).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET #: UDO 104

STAFF: S. Chad Hall

PETITIONER: GLL Mortgage

REQUEST

Text amendment to the Zoning Ordinance of the *Unified Development Ordinances* (UDO) to revise off-street parking requirements for “Banking and Financial Services”.

BACKGROUND

This text amendment is being requested by GLL Mortgage, which is building a multi-tenant office building on Jonestown Road in the City of Winston-Salem, NC to accommodate GLL Mortgage.

The current off-street parking requirements for a Non-Deposit Institution (SIC Group 61) is grouped with “Banking and Financial Services” requiring 1 space per 200 SF GFA. The request is being made due to the fact that the petitioner believes the current UDO standard requires an excessive amount of parking for Non-Deposit Institutions and should be more appropriately considered as an office use.

The request is to revise the off-street parking requirement for “Banking and Financial Services” by adding language that would differentiate parking requirements for Depository Institutions and Non-Depository Institutions.

ANALYSIS

Staff’s approach to parking standards is to insure an adequate base amount, but not to require an extensive or unnecessary number of spaces. Staff often finds that the industry standards for particular developments recommend parking in excess of our standards. However, an inadequate amount of parking can result in the spillover of parking onto public streets, which may decrease the function and capacity of the public roads where on-street parking is not provided.

In evaluating this request staff reviewed the standards of the Institute of Traffic Engineers (ITE) and consulted with both the Winston-Salem Department of Transportation and Inspections. The ITE does not directly address “non-depository” establishments, but the definition of “General Office” incorporates multi-tenant buildings with a mixture of tenant services and profession offices including banking and financial institutions. In comparing the “General Office” numbers to “Drive-in Banking”, a sharp contrast in peak p.m. per 1,000 sf calculations can be seen. Drive-in Banking has a rate of 54.77 trips per 1,000 sf compared to 1.49 trips per 1,000 sf for General Office. WSDOT concurs that the parking ratio for non-depository establishments should be less than the parking needed for depository establishments.

Additionally, responding to a request from the Piedmont Authority for Regional Transportation (PART), staff has been asked to look into reducing parking requirements for various uses that may be in excess of need. Discussions with both WSDOT and the Inspections Division have yielded a common judgment in support for the proposed reduction for minimum parking requirements for non-deposit institutions to one space per 300 square feet of gross floor area.

RECOMMENDATION

Staff recommendation: **APPROVAL**.

Chad Hall presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning text amendment.

SECOND: Jerry Clark

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, Glenn, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the City Council of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the Board of Aldermen of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO 104
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO OFF-STREET PARKING REQUIREMENTS FOR
BANKING AND FINANCIAL SERVICES

Be it resolved, by the Town Council of the Town of Walkertown, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by replacing the minimum requirements entry for the uses “Banking and Financial Services” with the following:

“1 space per 200 SF GFA for depository institutions;
1 space per 300 SF GFA for non-depository institutions”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.